

For Sale

13,600 SF | \$1,599,000
Retail Space



1205 S Locust Street

Glenwood, Iowa 51534

Investment Opportunity

Dollar General and Anytime Fitness have both recently executed lease extensions through 2030. Annual rent increases for Anytime Fitness and rent increase for Dollar General at next renewal option.

High visibility frontage on S Locust St directly off the Hwy 34 on/off ramps in Glenwood, IA. Part of the main retail corridor with strong co-tenants like McDonalds, O'Reilly Auto Parts, Subway, Bomgaars, Medicap Pharmacy and Casey's.

Newly refinished asphalt parking lot.

30 minutes to Council Bluffs and Omaha MSAs. 20 minutes to Offutt Air Force Base



Offering Summary

Sale Price:	\$1,599,000
Building Size:	13,600 SF
Cap Rate:	7.125%
Lot Size:	1.49 Acres

For More Information

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